

By. 53-4-26 ✓
48-345

WARRANTY DEED

001688

SHIRLEY A. KERSHNER and JOHN C. POOLER, of Fairfield, County of Somerset and State of Maine, for consideration paid, grant to SHIRLEY A. KERSHNER and JOHN C. POOLER of Fairfield, County of Somerset and State of Maine with WARRANTY COVENANTS, as joint tenants, the land in Waterville and Winslow, County of Kennebec and State of Maine, bounded and described as follows, to wit:

NO TRANSFER
TAX PAIDPARCEL ONE

A certain lot or parcel of land with all buildings thereon located in the City of Waterville, County of Kennebec and State of Maine, and on the west side of Front Street, so-called, in said Waterville, bounded and described as follows, to wit:

Beginning at a stone monument set in the ground near the westerly line of Front Street at a point fifty (50) feet southerly from the southeasterly corner of land now or formerly of one Burke; thence northerly in said westerly line of Front Street fifty (50) feet to an iron pin driven into the ground marking the southeasterly corner of said Burke; thence westerly on the southerly line of said Burke one hundred twenty-one and two tenths (121.2) feet to an iron pin driven into the ground in the northeasterly corner now or formerly of Charles Rodrique's land; thence southerly in the easterly line of said Rodrique's land forty-eight and sixty-five hundredths (48.65) feet to an iron pin driven into the ground in the southeasterly corner of land of said Rodrique; thence easterly in a straight line one hundred twenty-six and five tenths (126.5) feet to the westerly line of Front Street and the stone bound begun at.

The above lot or parcel of land is encumbered by a right of way on the south side of the lot as set out in the reservation of such in a deed from George John to Charles Rodrique, dated May 19, 1919 and recorded in the Kennebec County Registry of Deeds in Book 575, Page 385.

Being the same premises conveyed to Shirley A. Kershner and John C. Pooler by warranty deed of Michael A. Boucher and Denise M. Boucher, dated October 16, 1985 and recorded in the Kennebec County Registry of Deeds in Book 2871, Page 91.

PARCEL TWO

A certain lot or parcel of land with the buildings thereon, situate in Winslow, in the County of Kennebec and State of Maine, more particularly bounded and described as follows, to wit:

Beginning at a stone monument in the west line of the Cushman Road at the northeast corner of land, now or formerly of John R. Legoff; thence westerly on the north line of said Legoff's land to a stone monument set in the southeasterly line of the Maine Central Railroad land; thence northeasterly along the line of said Railroad Co.'s land to a stone monument in said line, ninety-six and six tenths (96.6) feet measured at right angles, from the north line of said Legoff's land; thence easterly parallel with the north line of said Legoff's north line to the west line of said Cushman Road, to a stone monument; thence southerly on the west line of said Cushman Road to a stone monument first begun at. Containing three acres, more or less.

Being the same premises conveyed to Shirley Kershner and John Pooler by warranty deed of George B. Richardson and Donna L. Richardson, dated August 6, 1986 and recorded in the Kennebec County Registry of Deeds in Book 3002, Page 123.

Excepting from the above described premises a parcel of land described in a warranty deed from Ronald B. Reynolds to Neil W. and Dorothy M. Matheson, dated April 23, 1946 and recorded in the said Registry of Deeds, Book 828, Page 605, to which reference may be had for a more particular description hereof.

Also excepting and reserving land taken for the purposes of the State Highway, dated October 14, 1920 and recorded in the Kennebec County Registry of Deeds in Book 589, Page 512.

And also, possible pole rights to Central Maine Power Company recorded in Book 1550, Page 209 and Book 1545, Page 805.

WITNESS our hands and seals this 29th day of December, 1986.

David R. Butler

witness

David R. Butler

witness

Shirley A. Kershner

SHIRLEY A. KERSHNER

John C. Pooler

JOHN C. POOLER

THE STATE OF MAINE

Kennebec, ss.

December 29, 1986.

Then personally appeared the above named SHIRLEY A. KERSHNER and JOHN C. POOLER and acknowledged the foregoing instrument to be their free act and deed.

Before me, David R. Butler

~~Notary Public~~

David R. Butler
Attorney-at-law

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